

SEE BOOK 2662 PAGE 345

John E. Sitter and Deborah Ayer Sitter, husband and wife, as tenants by the entirety

of 407 North Pleasant St., Amherst, Mass., Hampshire County, Massachusetts,

being ~~un~~married, for consideration paid, and in full consideration of \$69,000.00

grant to Anne M. Smyth

of 96 Grantwood Drive, Amherst, Massachusetts

with warranty covenants

the land in

(Description and encumbrances, if any)

said Amherst, Massachusetts, off the northerly side of the right of way leading to Pleasant Street in said Amherst, as shown on a plan entitled: "Plan of Land and Rights of Way in Amherst, Mass. Belonging to Philip L. & Elisabeth D. Gamble and to James R. & Virginia L. Weaver", dated July 21, 1958, prepared by Gordon E. Ainsworth & Associates, recorded in the Hampshire County Registry of Deeds, Plan Book 61, Page 10, and being further bounded and described as follows:

Beginning at an iron pipe set on the northerly side of a twenty foot wide right of way leading to Pleasant Street, being the southwest corner of the tract herein described; thence N 4° 25' 00" E one hundred eight and seventy-one hundredths (108.71) feet along land now or formerly of Psi Tau Corp. and also along land now or formerly of Gertrude M. Shampo to an iron pipe; thence N 4° 36' 10" E one hundred and thirty hundredths (100.30) feet along said Shampo land to an iron pipe being the northwest corner of the tract herein described; thence S 82° 23' 00" E one hundred fifty-seven and forty hundredths (157.40) feet along land now or formerly of George E. Stone to an iron pipe; thence S 83° 49' 30" E a distance of seventy-four and sixty-seven hundredths (74.67) feet along said Stone land to an iron pipe being the northeast corner of the land herein described; thence S 29° 01' 10" W one hundred fifteen and fifteen hundredths (115.15) feet along land now or formerly of James R. and Virginia L. Weaver to an iron pipe; thence N 80° 17' 00" W three and eighty-two hundredths (3.82) feet along land now or formerly of Dale H. and Naomi N. Sieling to an iron pipe; thence S 10° 33' 10" W ninety-five and fifty hundredths (95.50) feet along said Sieling land to an iron pipe; thence N 80° 53' 10" W forty-four and forty-five hundredths (44.45) feet along said Sieling land to an iron pipe; thence S 58° 08' 00" W sixteen and sixty-six hundredths (16.66) feet along said Sieling land to an iron pipe; thence

407 North Pleasant St., Amherst, Massachusetts

2177-264

DESCRIPTION CONTINUED

(Deed of John E. Sitter and Deborah Ayer Sitter to Anne M. Smyth, dated 8-15-80)

N 81° 16' 00" W thirty-four and sixty-six hundredths (34.66) feet along the northerly side of said twenty foot wide right of way leading to Pleasant Street to an iron pipe; thence N 81° 55' 40" W seventy-eight and twelve hundredths (78.12) feet along said right of way to the place of beginning; containing 39,696 square feet.

Conveying also those rights of way to North Pleasant Street described in deeds of Duane H. Nash to Fred C. Sears recorded with Hampshire County Registry of Deeds at Book 645, Page 107, dated June 28, 1909, and at Book 666, Page 440, dated April 22, 1911, to which Deeds reference is hereby made for a more particular description and also over the way running along a portion of the northerly boundary of this tract to Butterfield Terrace, which latter way is the same as that described in deed of Mary E. Stone to Fred C. Kenney, dated May 16, 1927, recorded with said Deeds at Book 836, Page 210, to which deed reference is hereby made for a more particular description.

Being the same premises conveyed to the within Grantors by deed of Philip L. Gamble and Elisabeth D. Gamble dated June 29, 1973 and recorded in Hampshire County Registry of Deeds, Book 1713, Page 210.

Grantee hereby assumes and agrees to pay the outstanding balance in the amount of \$30,441.03 on a mortgage granted by the grantors herein to the Amherst Savings Bank, dated June 29, 1973, recorded in Hampshire County Registry of Deeds, Book 1713, Page 212, the balance on which is \$30,441.03, which the grantee herein assumes and agrees to pay.

SUBJECT TO an existing mortgage to the Amherst Savings Bank, dated June 29, 1973, recorded in Hampshire County Registry of Deeds, Book 1713, Page 212, the balance on which is \$30,441.03, which the grantee herein assumes and agrees to pay.



John E. Sitter
Deborah Ayer Sitter

407

(See attached sheet)
Witness our hands and seals this 15th day of August 1980 2175-265

..... John E. Sitter
..... Deborah Ayer Sitter
.....

The Commonwealth of Massachusetts

Hampshire ss. August 15 1980

Then personally appeared the above named John E. Sitter and Deborah Ayer Sitter
and acknowledged the foregoing instrument to be their free act and deed, before me,

Peter R. Ayer, Jr.
Peter R. Ayer, Jr. Notary Public — Justice of the Peace

My Commission expires May 11, 1984

August 15, 1980 at 11 o'clock and 0 min am. Rec'd, Ent'd, Exam'd.

(*Individual — Joint Tenants — Tenants in Common.)